

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260288
Site Address:	Dolphin School, Waltham Road, Hurst, Wokingham, RG10 0FR
Expiry Date:	5 May 2026
Site Visit Date:	20 March 2026
Proposal: Full application for the proposed demolition of a single storey storeroom (retrospective).	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB02 – Development adjoining the Green Belt TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document A Design for Hurst

PLANNING HISTORY

Application No.	Description	Decision & Date
241495	Full application for proposed demolition of the existing single storey classroom building.	Approved 14/06/24

241318	Full application for the proposed erection of a single storey classroom building.	Approved 06/06/24
212191	Application for submission of details to comply with the following conditions of planning consent 210805 dated 10/06/2021. Condition 5 relates to Protection of Trees, and Condition 6 relates to Landscape and Trees Management Plan.	Approved 12/08/2021
210805	Full application for the proposed erection of a two storey building to create additional classrooms, toilets and library facilities, with associated roof terrace.	Approved 10/06/21
F/2006/7432	Proposed erection of 2no. lamp standards in existing staff car park. (Retrospective).	Refused 16/06/2006 Appeal Allowed 13/04/2007
F/2001/3254	Two storey extension – use as classroom, library, I.T. and science.	Approved 06/09/2002

CONSULTATION RESPONSES

Internal

WBC Environmental Health: No comments received

WBC Highways: No comment

WBC Built Heritage Officer: No objection

WBC Education (School Place Planning): No comments received

WBC Ecology Newts: No objection

WBC Ecology: No comment

External

None consulted

REPRESENTATIONS

Parish/Town Council	St Nicholas Hurst Parish: No adverse comments pertaining to application 260288. However, it notes that this is another retrospective application which the Parish Council does not welcome.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site is located within the grounds of a private

school campus, that is Dolphin School, in a countryside location within the settlement of Hurst. The school's eastern boundary adjoins the curtilage grounds of Hinton House, a Grade II* Listed Building. To the south and west, the site adjoins open fields whilst the Waltham Road runs along the northern boundary.

Proposal Description: The proposal seeks demolition of a single storey storeroom, previously used as the art classroom, situated on the Dolphin School Site. The building is now surplus to requirements and has limited use.

The proposed demolition works commenced in August 2025 and was completed in October 2025, hence why the application is retrospective.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Section 57 of the Town and Country Planning Act 1990 requires planning permission is needed for development of land.

Section 55 outlines "development," means the carrying out of building, engineering, mining, or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

Building operations include:

- (a) demolition of buildings;
- (b) rebuilding
- (c) structural alterations of or additions to buildings; and
- (d) other operations normally undertaken by a person carrying on business as a builder.

In this case, the demolition of the existing building would constitute development which requires planning permission.

The application site is located outside the settlement boundary and in the countryside, where the restrictions of Core Strategy Policy CP11 are applicable. The demolition of the existing single-storey storeroom would not result in any adverse impact on the countryside. Given no new development is proposed and, in this case, its demolition would not have a negative impact upon the countryside as it would not be visible from the public realm. As the proposal reduces built form, it does not lead to expansion or not amount to new encroachment, it is considered to comply with Policy CP11.

Character of the Area: Given the single storey storeroom was not visible from the public realm as it was screened by the existing brick boundary wall, its removal would not have a harmful impact upon the character of the area.

It is noted the site is located close to the Metropolitan Green Belt. Policy TB02 of the MDD Local Plan states that proposals outside the Green Belt but conspicuous when viewed from it, will only be acceptable where it is not detrimental to the visual amenity and openness of the Green Belt in terms of scale, form, siting, materials, or design.

In this case, the demolition of the existing building would not distract from the visual amenity and openness of the Green Belt, in line with the principles set within Policy CP11 of the Core Strategy and TB02 of the MDD Local Plan.

Neighbouring Amenity: Given its removal, there would be no overlooking, loss of light and overbearing issues.

Built Heritage: Work have already been undertaken of a single storey building situated adjacent to the grounds of Hinton House, which evidently was part of the Hinton Farm complex neighbouring Hinton House.

The partial demolition (removal of roof and internal division) of this single storey outbuilding is considered to have a neutral impact to the setting of the adjacent listed Hinton House. As such from a heritage perspective there is no objection raised.

Ecology Newts: The officer is satisfied that if this application was to be approved then it would be unlikely to have any impact upon great crested newts and/or their habitats.

However, due to the presence of a pond within 50m of the site boundary, and the position of the development within the red impact risk zone, an informative has been included as part of the decision notice.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

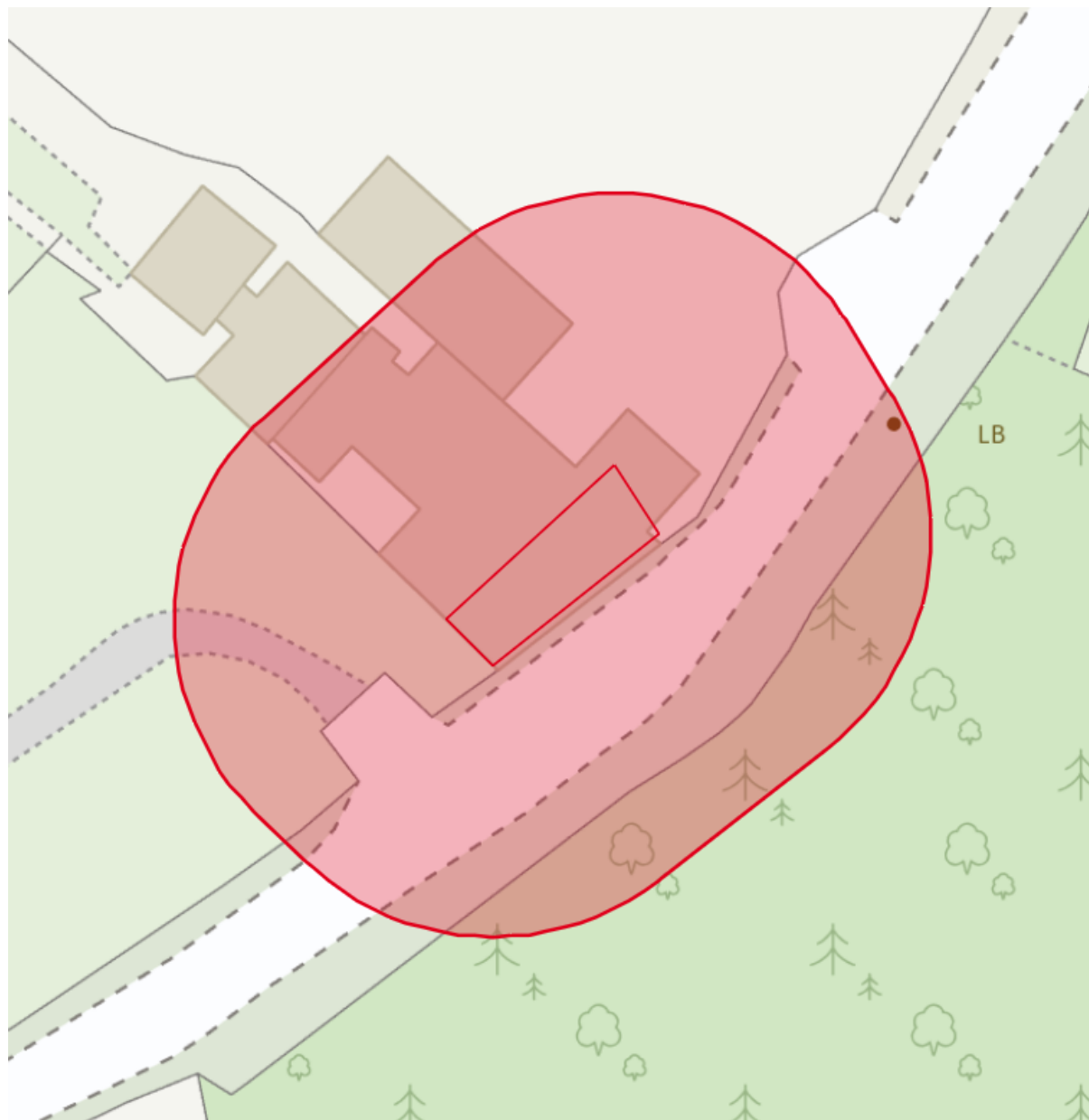
RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	27 April 2026
Earliest date for decision:	31 March 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	28 April 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Mineral Safeguarding Areas | Total count: 2

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	WV565	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	WW565	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Householder | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone - Householder Applications	Red	This Amber/Red Zone is within 50m of a known pond. Consult NatureSpace for Householder applications

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500000&res=&location=480628,174810%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Stanlake Farmed Sand and Clay Lowland

Listed Buildings | Total count: 1

#	FEATURE_NAME	CONSULT	LIST_ENTRY
1	HINTON HOUSE	Conservation Architect and Building Control	1117407

Listed Buildings Consultation Zone | Total count: 1

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1117407	HINTON HOUSE	Conservation Architect and Building Control

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	St. Nicholas, Hurst CP	0 m